

Planning Commission Staff Report

May 22, 2013
Item 5.a.

SUBJECT: P13-0455

APPLICANT: Anne Gerace/Team Glass, Inc.

PROPERTY OWNER: Ken Larson

PURPOSE: Application for a Conditional Use Permit to operate a warehouse for a glass-installation business.

GENERAL PLAN: General and Limited Industrial

ZONING: Planned Unit Development – Industrial (PUD–I) District

LOCATION: 2134 Rheem Drive, Ste. 200

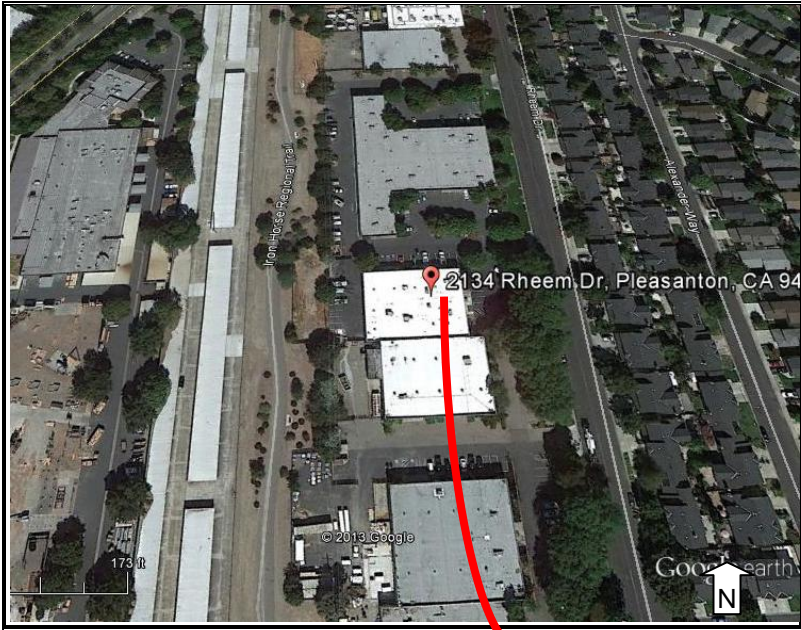
EXHIBITS: A: Draft Conditions of Approval
B: Project Plans and Applicant Narrative
C: Location and Notification Maps

BACKGROUND

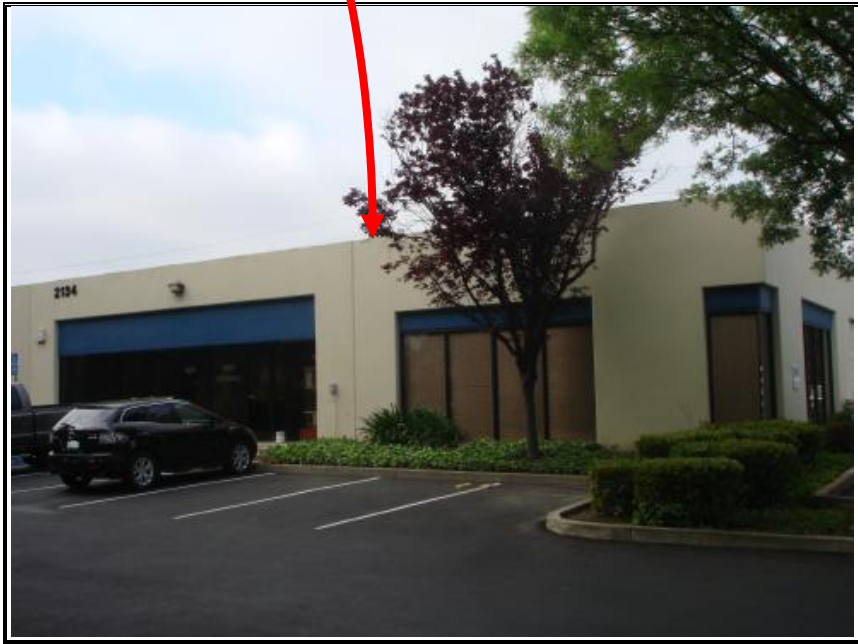
The applicant, Team Glass, Inc., a glass-installation business, proposes to establish a warehouse within its tenant space located at 2134 Rheem Drive, Ste. 200 to store inventory. The zoning for the subject site is Planned Unit Development – Industrial (PUD-I) and follows the uses outlined in the City’s Industrial-Park, or I-P District. Warehousing uses, such as the subject application, require a Conditional Use Permit.

SITE DESCRIPTION

The subject site is located south of Stoneridge Drive and east of Santa Rita Road at 2134 Rheem Drive. The subject building is a one-story building, approximately 12,978 square feet in floor area. The subject building is connected to the building directly to the south at 2126 Rheem Drive. A shared driveway provides vehicular access to the subject site and the site to the immediate north (a building occupied by multiple industrial uses). Parking areas surround the building on three sides. Other land uses in the vicinity include residential uses across Rheem Drive to the east and the Iron Horse Regional Trail and Public Storage to the west.



Google Map Showing Project Location



The Subject Building

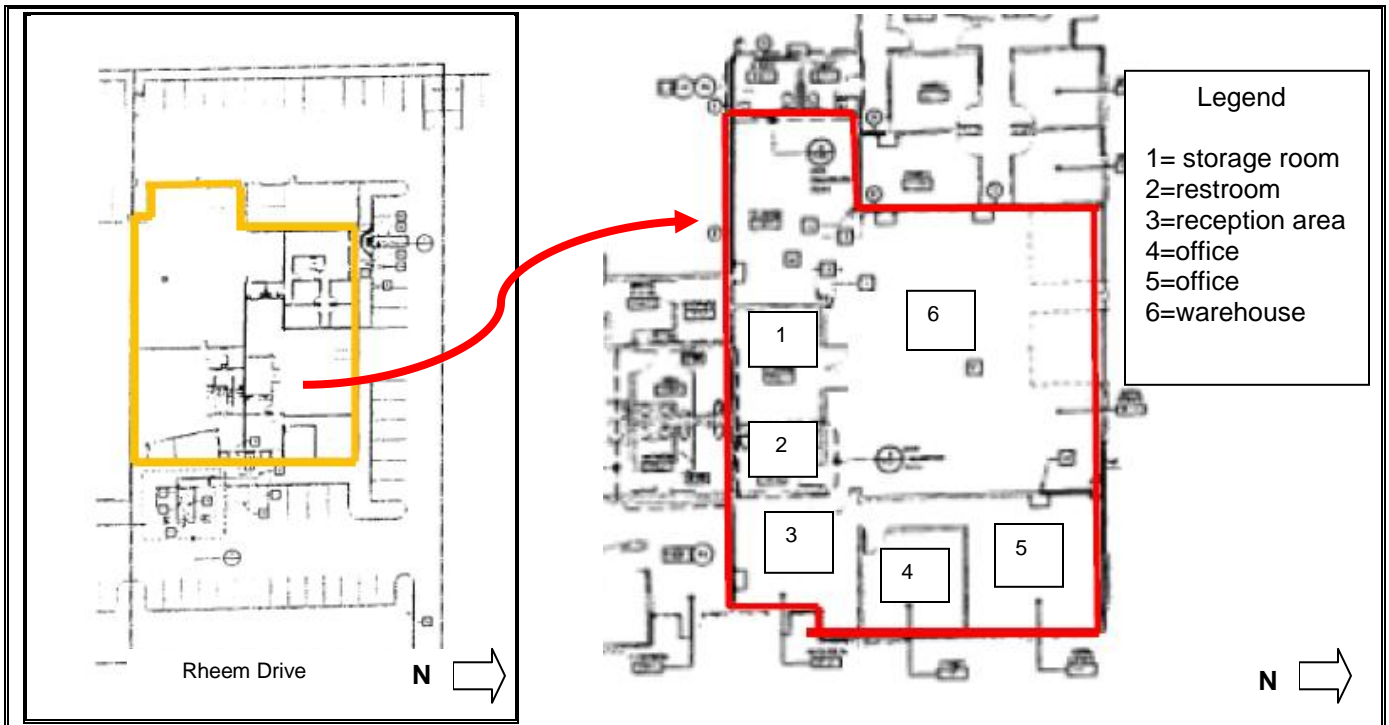
PROJECT DESCRIPTION

Team Glass, Inc. provides services to both commercial and residential customers. It moved to Pleasanton in June 2012¹ and occupies one of the four tenant suites of the building. The business has four employees and operates Monday through Friday from 8:30 a.m. - 4:30 p.m.

The subject tenant space is approximately 3,114 square feet in floor area, consisting of a reception area, two offices, one storage room, a restroom, and a warehouse area with two roll-up doors facing the parking lot (north). During the regular business hours, there would be one employee in the office and three employees would be on the job site(s). The business has an average of two deliveries per day, and approximately two-to-four times a month customers, primarily residential customers, come in to pick up orders.

The business owns several commercial vehicles. One or two vehicles may need to be parked/stored on the premises overnight either in the parking lot on the side of the building or in the warehouse area of the tenant space. The remaining vehicles would stay with field employees after work.

Although the subject building is connected to the building on the south, there is no interior access between the two buildings.



Site Plan

Floor Plan

¹ The applicant was not aware a conditional use permit approval is required for the use prior to locating in the subject building.

ANALYSIS

Conditional uses are uses that, by their nature, require individual review to ensure that impacts associated with their use will be minimal. Conditional use permits may be subject to appropriate conditions to ensure that any potential adverse impacts associated with the use will be mitigated. The Planning Commission may approve, conditionally approve, or deny applications for use permits. The following sections seek to provide analysis of the proposed use with respect to potential impacts to land use, parking, and noise.

Land Use

The subject site has a General Plan designation of General and Limited Industrial and is zoned Planned Unit Development – Industrial (PUD-I) District. The PUD follows the uses permitted and conditionally permitted in the I-P district. The proposed use is a warehouse for a glass-installation business. Warehouse uses are conditionally allowed in the I-P Zoning District. Accordingly, an approval by the Planning Commission is required.

One of the purposes in reviewing a conditional use permit application is to analyze the effect of the proposed use on surrounding land uses. The proposed use shares the building with other tenants who are in the construction and commercial service industry (a street sweeper business). As such, the proposed use would use the tenant space similarly as the other tenants in the building, i.e. office uses for administrative staff and warehousing uses for inventory storage.

The subject site is across the street from residential uses on Rheem Drive. Given that the business has regular Monday through Friday business hours, that the roll-up doors face the north, and that the tenant space would be used for office/warehouse activities, staff believes that the subject use and its operation would be compatible with the existing businesses at the subject location and would not create adverse impacts on the adjacent businesses or residents.

Parking

The subject site shares a driveway with the property to the immediate north and drive aisles with the site to the immediate south, but not on-site parking. The subject site has 45 parking spaces. As such, the site was developed at a parking ratio of 1 space per 288 square feet. Based on this parking ratio, the subject tenant space of 3,114 square feet would be “allocated” 11 parking spaces; however, there are no assigned parking spaces on this site.

According to the Pleasanton Municipal Code, section 18.88.030.C.13, warehousing requires one space for each employee on the maximum shift, or one space for each three hundred (300) square feet of gross floor area. The proposed use would require three parking spaces based on one employee in the office and two company vehicles which may be parked in the parking lot or 10 parking spaces based on the tenant space area.

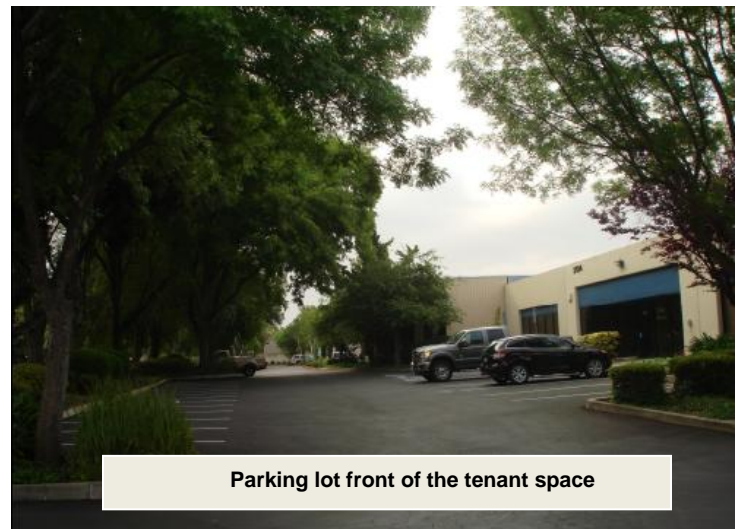


Company vehicles parked in front of roll-up doors

As stated in the written narrative, the glass installation business provides services to both commercial and residential customers. As such, customers, primarily residential customers, come to the site to pick up orders approximately two-to-four times per month. The majority of the company employees, i.e., field glass installers, stay on the job sites other than coming to the warehouse to load materials needed for each job. The parking spaces would be temporarily occupied during loading. The company vehicles stay with the employees during the day, and one or two vehicles would be parked/stored on

the site overnight. As such the parking demand from the proposed use would be less than a regular office or warehouse use. In the event all four employees come to the office for an occasional company function, the on-site parking spaces should be able to support the parking demand. Further, staff visited the subject site and observed that the subject site has ample parking spaces available (see pictures). Therefore, staff believes that the existing on-site parking would adequately support the parking demand from the use and staff does not believe that parking would be an issue.

In the event that future parking problems occur, staff has included a recommended condition of approval (# 8) that would allow the Planning Commission to re-evaluate the subject use permit and add conditions, if necessary, to resolve such issues.



Parking lot front of the tenant space

Noise

The Pleasanton Municipal Code states:

No person shall produce or allow to be produced by any machine, animal, device, or combination of the same, on industrial property, a noise level in excess of 75 dBA at any point outside of the property plane.

The Pleasanton Municipal Code also states that a proposed conditional use must be in accord with the objectives of the Zoning Ordinance. One of those objectives is to “promote the stability of existing land uses that conform with the general plan and to protect them from inharmonious influences and harmful intrusions.”

Day-to-day administrative office activities would be conducted inside the building. As these are quiet activities, staff does not believe that noise from the office area would be audible to the adjacent businesses. The main source of noise would occur inside the warehouse during loading/unloading company vehicles, and when the glass-cutting machine is being used. As proposed, staff believes that noise from the proposed business would not impact the existing uses located adjacent to the subject suite or to the residents on the east side of Rheem Drive. All doors will remain closed during business hours except during material loading/unloading, further limiting potential noise impacts to surrounding properties. Therefore, it is unlikely that the noise produced by the proposed use will be in excess of 75 dBA at any point outside of the property plane as prescribed by code. Nevertheless, in the event that future noise problems occur, staff has recommended a condition of approval (# 8) that would allow the Planning Commission to re-evaluate the subject use permit and add conditions, if necessary, to address noise issues.

Circulation

The traffic expected for the proposed use would be from employees and infrequent visits by delivery trucks and customers to pick up orders; therefore, staff does not anticipate any circulation issues, as proposed. In the event that future circulation problems occur, staff has added a recommended condition of approval (# 8) that allows the Planning Commission to reevaluate the subject use permit and add conditions, if necessary, to resolve such issues.

Signage

No signage currently exists for the tenant suite. Any proposed signage will be subject to Sign Design Review prior to installation.

PUBLIC NOTICE

Notices regarding the proposed Conditional Use Permit application and related public hearing were mailed to the surrounding property owners within a 1,000-foot radius of the project site. At the time this report was prepared, no comments from the public were received.

FINDINGS

The Planning Commission must make the following findings prior to granting the use permit:

- A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinances and the purpose of the district in which the site is located.**

The objectives of the Zoning Ordinance include fostering a harmonious, convenient, workable relationship among land uses, protecting land uses from inharmonious influences and harmful intrusions, promoting a safe, effective traffic circulation system, and ensuring that public and private lands ultimately are used for the

purposes which are most appropriate and beneficial to the City as a whole. Staff believes the proposed use, as conditioned, would be consistent with these objectives. The business would be conducted so as to not impact or interfere with the surrounding neighborhood. The proposed warehousing use would have infrequent residential customers come to the site to pick up orders. The number of employees will not generate any unusual demands on existing parking for the building or generate a large number of vehicle trips.

The subject business is zoned Planned Unit Development – Industrial (PUD-I) and has the characteristics of the City’s I-P (Industrial Park) District. One purpose of the industrial park district is to provide locations for uses that can operate in close proximity to commercial and residential uses within minimum adverse impact. Staff believes the proposed use, as conditioned, will be compatible with the adjacent residential and industrial uses. The applicant will also be required to mitigate any future nuisances which may occur as a result of the proposed use. In summary, staff recommends this finding be made.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The business operation as described in the applicant’s narrative is compatible with other industrial uses within the PUD. The conditions of approval require the applicant to mitigate potential nuisances that may arise with the proposed use. Given the proposed activities and hours of operation, staff believes the use will not impact surrounding uses. Staff does not believe the business would subject the surrounding uses to loud noises, heavy truck traffic, hazardous odors, or other objectionable impacts. In addition, staff believes the proposed use will have adequate off-street parking to meet project demand and all streets around the site are designed per City standards to provide safe ingress and egress into and out of the site. Further, the conditions of approval require the applicant to mitigate potential nuisances that may arise from the proposed use. Therefore, staff recommends that this finding be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.

The industrial zoning of subject site conditionally permits the establishment of a warehouse. Granting a conditional use permit to Team Glass, Inc. for the proposed use would be consistent with the City’s ability to regulate land uses as prescribed by the zoning code. The proposed conditions of approval will ensure that the applicable provisions of the PUD-I zoning are met. Therefore, staff recommends that this finding be made.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1. Therefore, no environmental document accompanies this report.

CONCLUSION

Conditions of approval have been recommended which will ensure that the safety and general welfare of the surrounding area is maintained. The proposed use, as conditioned, will be compatible with the surrounding uses and properties and will not result in adverse impacts to adjacent businesses or residents.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case P13-0455 by taking the following actions:

1. Make the required conditional use permit findings as listed in the staff report;
2. Approve Case P13-0445 subject to the conditions listed in "Exhibit A."

Staff Planner: Jenny Soo, 925.931.5615, email:jsoo@cityofpleasantonca.gov